

**NORTH CAROLINA HOUSING FINANCE AGENCY
DISCLOSURE REPORT
AS OF DECEMBER 31, 2008**

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)
BOND SERIES: SERIES 11

PAGE NO. 1-1998-11

SERIES DATE: 8/15/01

SERIES SOLD: 9/27/01

GENERAL INFORMATION:

Bonds Outstanding: 32,115,000
Bond Yield 5.02%
Mortgage Loan Prin Outstanding 30,244,539
Mortgage Rate(s) 5.99%
Outstanding Commitments: 0
Uncommitted Lendable Funds: 0

Average Purchase Price: 87,987
Average Original Loan Amount: 85,615
Total No. of Loans Originated: 705
Total No. of Loans Paid Off: 299
Total No. of Loans Outstanding: 406

LOAN PORTFOLIO CHARACTERISTICS (AS A % OF LOANS OUTSTANDING)

New Construction: 31.80%
Existing Home: 68.20%
Total 100.00%

Fixed Rate Mortgages 100.00%
Graduated Prnt Mtgs 0.00%
Growing Equity Mtgs 0.00%
Variable Rate Mtgs 0.00%
Total 100.00%

Private 16.50%
FHA 63.84%
VA 4.85%
USDA 10.68%
Guaranty Fund 0.00%
Other (less than 80.00 LTV) 4.13%
Total 100.00%

Effective May 1, 2006

Trustee: The Bank of New York Mellon
10161 Centurion Parkway
Jacksonville, FL 32256
(904) 645-1956
Contact: Christine Boyd

Type of Housing:
Single Family Detached 83.01%
Condos/Townhouses 14.08%
Manufactured/Duplexes 2.91%
Total 100.00%

**Breakdown of Private Mortgage Insurers
(List by % of total portfolio):**

1998-11 10.92%
GEMICO 0.48%
RMIC 1.70%
UG 0.97%
TRIAD 0.97%
RADIAN 1.46%

16.50%

Program: P.O. Box 28066
Raleigh, NC 27611-8066
(919) 877-5700
Contact:
Sharon Drewyor, Director of Home Ownership Lending (919) 877-5621
Elizabeth I. Rozakis, Chief Financial Officer (919) 877-5687

POOL INSURANCE COVERAGE (DOLLARS IN THOUSANDS): None

SELF-INSURANCE COVERAGE: Name of Self-Insurance Fund: Insurance Reserve Fund
Series of Bonds Covered: 1998 Series 11

Current Funding Requirements:
Total Dollar Amount (\$000) \$730
As % of Initial Principal Amount of Mortgage Loans Purchased 1.16%
Claims to Date 0

NOTE: Funded by Ambac surety bond for \$730,000

Maximum level of funding required over the life of the bonds (\$000) \$730

DELINQUENCY STATISTICS (AS A % OF LOANS OUTSTANDING):

	%	#
60 days	0.97%	4
90 days	1.94%	8
In Foreclosure	0.73%	3

(AS % OF PRINCIPAL BALANCE OUTSTANDING):

	%	\$
	1.08%	326,286
	2.18%	660,608
	0.62%	186,579

No. of Loans Foreclosed to Date since 1/1/87 Not available
Foreclosed (Loss)/Gain to Date Not available
Net of Insurance Proceeds (\$000) Not available

Real Estate Owned
Number of Loans 0
Outstanding Mtg Amount
At time of Default \$0
Current Balance \$0

MORTGAGE LOAN SERVICERS:

Servicer	# of Loans	% of Portfolio
RBC Centura	156	38.59%
Marsh	151	37.14%
BB&T	81	19.90%
Bank of America	<u>18</u>	<u>4.37%</u>
Total	<u>406</u>	<u>100.00%</u>

MORTGAGE LOAN RATES (BY BOND SERIES):

Series	# of Loans	Mtg Rate
1998 SERIES 11	<u>406</u>	5.99%
Total	<u>406</u>	

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LIST OF BONDS BY MATURITY:

CUSIP Number	Maturity Date	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Bond Call Sequence (Note 1)
65820ES27	07/01/04	Serial	3.45%	\$995,000	\$995,000	\$0	\$0	2
65820ES35	07/01/05	Serial	3.70%	1,040,000	1,035,000	5,000	0	2
65820ES43	07/01/06	Serial	3.90%	1,085,000	1,035,000	50,000	0	2
65820ES50	07/01/07	Serial	4.10%	560,000	485,000	75,000	0	2
65820ET83	01/01/08	Serial	4.00%	1,150,000	900,000	250,000	0	2
65820ET91	01/01/09	Serial	4.13%	1,205,000	930,000	275,000	0	2
65820EU24	01/01/10	Serial	4.25%	885,000	0	210,000	675,000	2
65820ES68	07/01/10	Serial	4.45%	1,015,000	0	240,000	775,000	2
65820ES76	07/01/11	Serial	4.60%	1,340,000	0	305,000	1,035,000	2
65820ES84	07/01/12	Serial	4.70%	1,410,000	0	320,000	1,090,000	2
65820ES92	07/01/15	Term (Note 2)	5.00%	4,685,000	0	1,140,000	3,545,000	2
65820ET26	07/01/20	Term (Note 3)	5.25%	9,680,000	0	2,275,000	7,405,000	1
65820ET34	07/01/21	Term (Note 4)	5.25%	2,255,000	0	535,000	1,720,000	2
65820ET42	07/01/28	Term (Note 5)	4.35%	19,085,000	0	17,095,000	1,990,000	2
65820ET59	07/01/31	Term (Note 6)	5.33%	10,000,000	0	2,200,000	7,800,000	2
65820ET67	01/01/33	Term (Note 7)	5.38%	585,000	0	425,000	160,000	2
65820ET75	07/01/33	Term (Note 8)	5.38%	8,025,000	0	2,105,000	5,920,000	2
Total 1998 Series 11				\$65,000,000	\$5,380,000	\$27,505,000	\$32,115,000	

Note 1: See optional and special redemption provisions page 4-1998-11, (i.e. "1" denotes first call priority from prepayments).

Note 2: Sinking fund redemptions begin January 1, 2013.

Note 3: Sinking fund redemptions begin January 1, 2016.

Note 4: Sinking fund redemptions begin January 1, 2021.

Note 5: Sinking fund redemptions begin January 1, 2022.

Note 6: Sinking fund redemptions begin January 1, 2029.

Note 7: Sinking fund redemptions begin July 1, 2031.

Note 8: Sinking fund redemptions begin July 1, 2031.

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LIST OF UNSCHEDULED REDEMPTIONS:

Call Date	Call Amount	Type of Call	Source Of Funds
04/15/02	\$85,000	Pro rata	Prepayments
06/01/03	\$415,000	Supersinker	Prepayments
10/01/03	\$245,000	Supersinker	Prepayments
10/01/03	\$480,000	Supersinker	Prepayments
01/01/04	\$1,075,000	Supersinker	Prepayments
05/01/04	\$175,000	Supersinker	Prepayments
05/01/04	\$175,000	Pro rata	Prepayments
09/01/04	\$1,240,000	Supersinker	Prepayments
09/01/04	\$85,000	Pro rata	Debt Service Reserve
01/01/05	\$1,665,000	Supersinker	Prepayments
01/01/05	\$35,000	Pro rata	Debt Service Reserve
05/01/05	\$1,680,000	Supersinker	Prepayments
05/01/05	\$35,000	Pro rata	Debt Service Reserve
10/01/05	\$340,000	Pro rata	Prepayments
04/01/06	\$1,625,000	Supersinker	Prepayments
04/01/06	\$1,420,000	Pro rata	Prepayments
04/01/06	\$90,000	Pro rata	Debt Service Reserve
08/01/06	\$1,560,000	Supersinker	Prepayments
08/01/06	\$3,300,000	Pro rata	Prepayments
08/01/06	\$100,000	Pro rata	Debt Service Reserve
01/01/07	\$1,500,000	Supersinker	Prepayments
01/01/07	\$10,000	Pro rata	Prepayments
01/01/07	\$50,000	Pro rata	Debt Service Reserve
05/01/07	\$1,440,000	Supersinker	Prepayments
05/01/07	\$30,000	Pro rata	Debt Service Reserve
11/01/07	\$3,790,000	Pro rata	Prepayments
11/01/07	\$85,000	Pro rata	Debt Service Reserve
02/01/08	\$1,385,000	Supersinker	Prepayments
02/01/08	\$645,000	Pro rata	Prepayments
02/01/08	\$45,000	Pro rata	Debt Service Reserve
07/01/08	\$1,130,000	Supersinker	Prepayments
1/1/09	\$1,480,000	Pro rata	Prepayments
1/1/09	<u>\$90,000</u>	Pro rata	Debt Service Reserve
	<u>\$27,505,000</u>		

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Bond Call Information:

Special Redemption

The 1998 Series 11 bonds may be redeemed in whole or in part on any date at the principal amount plus accrued interest to the date of redemption, from:

- (i) unexpended proceeds,
- (ii) prepayments of mortgage loans financed with the proceeds of the Series 11, and
- (iii) excess revenues transferred from the revenue reserve fund,
- (iv) moneys withdrawn from the debt service reserve fund in connection with an excess over the debt service reserve requirement, and
- (v) from prepayments of mortgage loans financed with proceeds from series of bonds issued other than the Series 11 bond and from certain moneys in excess of the debt service reserve requirement on deposit in the debt service reserve Fund ("Cross Call Redemption").

Prepayments on mortgage loans financed with the proceeds of the Series 11 bonds shall first be applied to the redemption or purchase of Series 11 Term bonds due July 1, 2028 during the periods up to the scheduled principal amounts set forth in the series resolution.

Moneys in excess of the debt service reserve requirement, from excess revenues in the revenue reserve fund and from cross call redemption sources shall be applied to the redemption of the Series 11 bonds in any manner. Moneys to be applied to redemption from prepayments in excess of the scheduled principal amounts shall be applied pro rata. However, the Agency may redeem on other than a pro rata basis, if the Agency files a notice with the Trustee together with a cash flow certificate.

Optional Redemption

The Series 11 bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after July 1, 2010, in whole, or in part, at the principal amount thereof plus accrued interest to the date of redemption, without premium.

Additional Information

The Trust Agreement provides that the Debt Service Reserve Fund and the Insurance Reserve Fund may be funded by cash, investment obligations or a "Reserve Alternative Instrument". The Trust Agreement defines a "Reserve Alternative Instrument" as an insurance policy, surety bond, irrevocable letter of credit, guaranty or similar instrument of a provider that is, at the time the Reserve Alternative Instrument is delivered to the Trustee (a) an insurer whose long term debt or claims paying ability has been assigned a rating by each Rating Agency in one of the two highest rating categories (without regard to gradations, such as "plus" or "minus," of such categories), or (b) a commercial bank, insurance company or other financial institution the bonds payable or guaranteed by which are assigned a rating by each Rating Agency in one of the two highest rating categories (without regard gradations such as "plus" or "minus" of such categories). The portion of the Debt Service Reserve Fund for the Series 10 Bonds, the Series 12 Bonds and the Series 14 Bonds was provided by surety bond insurance policies issued by Ambac Assurance Corporation ("Ambac Assurance"). As of June 30, 2008, the coverage provided by such surety bonds is equal to 2% of the outstanding principal of each respective Series of Bonds and equals \$2,076,300. In addition, the Insurance Reserve Requirement for the Series 9 Bonds, the Series 10 Bonds, the Series 11 Bonds and the Series 14 Bonds was provided by separate surety bond insurance policies issued by Ambac Assurance. As of June 30, 2008, the coverage provided by such surety bonds was \$1,339,000.

At the time the respective surety bond insurance policies referenced above were issued, Ambac Assurance had credit ratings meeting the requirements of the Trust Agreement, thus in any event the surety bond insurance policies issued by Ambac will continue to meet the requirements of the Trust Agreement.

On November 5, 2008, Moody's Investors Service announced that it had downgraded the insurance financial strength of Ambac Assurance from Aa3 to Baa1. Ambac's insurance financial strength is now rated AA with negative outlook by Standard & Poor's. Any explanation of the significance of such ratings may be obtained from Moody's Investor Service or Standard & Poor's.